



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NOTICE OF AVAILABILITY

MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Residences at Granite Bay Golf Club, Phase I (PSUB T20050394)

PROJECT DESCRIPTION: Proposal to modify the Granite Bay Community Plan to designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. The proposal also includes a modification to an existing use permit (CUP-1677) to create a parcel map containing 4 parcels.

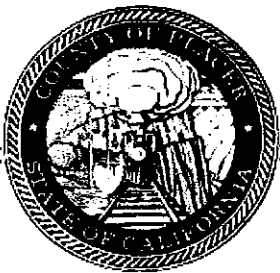
PROJECT LOCATION: Northwest intersection of East Roseville Parkway and Barton Road, Granite Bay, Placer County

PROPONENT: Douglas Group, Inc., 300 Stone Canyon Rd., Los Angeles, CA 90077
(310) 476-8181

The public comment period for this document closes on **April 11, 2007**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Maywan Krach, 530-745-3132, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

Newspaper: Roseville Press Tribune

Publish date: Saturday, March 17, 2007



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NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

| | |
|---|-----------------------------|
| Title: Residences at Granite Bay Golf Club, Phase I | Plus# PSUB T20050394 |
| Description: Proposal to modify the Granite Bay Community Plan to designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. The proposal also includes a modification to an existing use permit (CUP-1677) to create a parcel map containing 4 parcels. | |
| Location: Northwest intersection of East Roseville Parkway and Barton Road, Granite Bay | |
| Project Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210 | |
| County Contact Person: Christopher Schmidt | 530-745-3076 |

PUBLIC NOTICE

The comment period for this document closes on **April 11, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 03/08/2007

through _____

JIM MCCAULEY, COUNTY CLERK

By J. Kassa
Deputy Clerk



COUNTY OF PLACER
Community Development Resource Agency

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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

| | |
|---|------------------------|
| Project Title: The Residence at Granite Bay Golf Club, Phase I | Plus#: PSUB T2005 0394 |
| Entitlements: Community Plan Amendment/Use Permit Modification/Tentative Map | |
| Site Area: 3.95 acres / 172,314 square feet | APN# 465-140-004 |
| Location: Northwest corner of Roseville Parkway and Barton Road, Granite Bay, Unincorporated Placer County | |
| <p>Project Description:</p> <p>The applicant proposes to develop 3.95 acres, located on the corner of East Roseville Parkway and Barton Road in Granite Bay (known as Lot "A" of Granite Bay Golf Club -SUB309/CUP16967) into four single-family residential parcels ranging in size from .32 acres to .47 acres, with 1.95 acres of open space and .32 acres of landscaping consistent with the existing landscaping along this section of East Roseville Parkway. The homes will be consistent in size and architecture with the neighboring homes within the Residences at Granite Bay Golf Club, and will be subject to the existing CC&Rs and Architectural Guidelines.</p> <p>The applicant is proposing a Community Plan Amendment to modify the Community Plan Land Use Exhibit in order to designate "Parcel A" on the project site as a "density receptor parcel." This will allow residential density to be transferred from the density transfer parcel (APN 048-083-023 "Griswold") which is so designated on the Granite Bay Community Plan Land Use Diagram. The Community Plan allows density from certain residential-zoned parcels located within the 300-foot setback along the south side of Douglas Boulevard to be transferred to certain "receptor" parcels. As a result of the density transfer, the Griswold parcel would become encumbered with a deed restriction and permanent open space easement as required by the Density Transfer Program defined in the Granite Bay Community Plan. The Density Transfer Program recognizes that those parcels located along the southside of Douglas Boulevard located within the required 300-foot setback area may not be of adequate size to accommodate a reasonable building site. Therefore, these "transfer parcels" are allowed to transfer their density to certain designated "receptor" parcels.</p> <p>In addition, the applicants are requesting a modification to the existing Conditional Use Permit (CUP) for the</p> | |

Granite Bay Golf Club and Residences (SUB 309/CUP 1667) to designate "Parcel A" as a "density receptor parcel". The CUP modification would also include changes to Conditions 1 (to list each of the changes), 3A, 6, 8K, 9A, 11, 29V, 31C, 115, and 116 to allow:

1. A Tentative Parcel Map subdividing "Parcel A" into four residential lots (replacing the existing caretakers quarters) and two common area lots for private road and open space
2. Ingress and egress at the new intersection with East Roseville Parkway
3. Condition 3A of the CUP to be modified to include the construction of a six-foot wall and fence along East Roseville Parkway and Barton Road.

B. ENVIRONMENTAL SETTING:

| Location | Zoning | General Plan / Community Plan | Existing Conditions & Improvements |
|----------|--|-------------------------------|--|
| Site | Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.1 unit per acre (RS-AG-B-40, PD 1.1) | Granite Bay Community Plan | The project site comprises approximately 3.95+/- acres located at the northwest corner of Roseville Parkway and Barton Road in the Granite Bay area of Placer County. The site is currently undeveloped with relatively flat topography. Linda Creek runs through the property from north to south in the western portion of the project site. Along the creek is an area of oak/riparian woodland habitat within a conservation easement. The northern border of the property is a 50' wide utility easement. |
| North | Residential Agricultural, Combining Minimum Building site of 100,000 square feet (RA-B-100) | Granite Bay Community Plan | Rural, large-lot residential use |
| South | same as project site | Granite Bay Community Plan | Golf Course Granite Bay Golf Club |
| East | Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1 unit per acre (RS-AG-B-40, PD 1) | Granite Bay Community Plan | Single-family residential subdivision "Folsom Lake Estates, Section 2B" |
| West | same as project site | Granite Bay Community Plan | Linda Creek and single-family residential subdivision "The Estates" |

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference can occur:

- ➔ County-wide General Plan EIR
- ➔ Granite Bay Community Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Planning Department, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanation to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers except "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect on a scenic vista? (PLN) | | | | x |
| 2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN) | | | | x |
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN) | | x | | |
| 4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN) | | | | x |

Discussion- Item I-3:

The proposed project has the potential to impact aesthetics on a local, neighborhood scale. New homes, tree removal, lighting, and additional pavement will replace existing semi-natural conditions. With the incorporation of the following mitigation measures, these impacts will be reduced to a less than significant level

Mitigation Measures- Item I-3:

MM I.1 Proposed entrance areas, lighting, signage, landscaping, etc. shall be similar to those used for the “Residences at Granite Bay” project and shall be subject to review and approval of the Development Review Committee (DRC).

MM I.2 The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation, for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements.

MM I.3 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC.

MM I.4 Cuts & fills within the subdivision shall be kept to a minimum and retaining walls shall be utilized where appropriate (as determined by the DRC).

II. AGRICULTURAL RESOURCE – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN) | | | | x |
| 2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (EHS, PLN) | | | | x |
| 3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN) | | | | x |
| 4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN) | | | | x |

III. AIR QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD) | | | | x |
| 2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD) | | x | | |
| 3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD) | | | | x |
| 4. Expose sensitive receptors to substantial pollutant concentrations? (APCD) | | | | x |
| 5. Create objectionable odors affecting a substantial number of people? (APCD) | | | | x |

Discussion- Item III-2:

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the project will result in an increase in regional and local emissions from construction and operation.

The project related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, gas fireplaces, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, short-term construction and long-term operational emissions are not expected to exceed the District's significant thresholds. However, the project will contribute to significant cumulative air quality impacts occurring within Placer County unless the following mitigation measures are implemented and will be required as a condition of project approval.

Mitigation Measures- Item III-2:

MM III.1 Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

MM III.2 No open burning of removed vegetation during infrastructure improvements.

MM III.3 Apply water to control dust as needed to prevent dust impacts offsite.

MM III.4 Minimize idling time to 5 minutes for all diesel power equipments.

MM III.5 Only gas fireplace appliances will be allowed.

IV. BIOLOGICAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN) | | | | x |

| | | | | |
|--|--|----------|----------|----------|
| 2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN) | | | | x |
| 3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN) | | x | | |
| 4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN) | | | x | |
| 5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN) | | x | | |
| 6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN) | | | | x |
| 7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) | | x | | |
| 8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN) | | | | x |

Discussion- Item IV-3,4,5,7:

A Jones& Stokes Associates biologist conducted a site visit and determined that no active raptor nests or elderberry shrubs or other sensitive species habitat are present on the project site. Staff confirmed this determination. Linda Creek is present onsite and may provide habitat for state-listed California red legged frog or federally-listed Chinook salmon and steelhead. However, Linda Creek is protected within a conservation easement and the proposed project does not alter that protected status. Building envelopes are proposed 20' from the edge of the 100-year floodplain (110' minimum from centerline of stream). Therefore, the project would not result in any potential habitat disturbance or the reduction in the numbers or unique, rare, or endangered species of plants or animals.

The existing oak woodlands will be impacted with the proposed project. This will occur as a result of the subdivision improvements, grading, drainage, underground utilities, and individual lot development. With the incorporation of the following mitigation measures, these impacts should be reduced to a less than significant level.

Mitigation Measures- Item IV-3:

MM IV.1 A Tree Resources Assessment prepared in December 2005 by North Fork Associates identified 67 trees of at least 6 inches dbh, or 10 inches dbh aggregate for multi-trunked trees on site. Thirteen trees are proposed for removal due to subdivision improvements. This number will be verified with improvement plan check. Twenty-five trees are also identified as possibly being impacted by the construction of homes and development on individual lots.

For each tree identified in the tree survey and arborist report for removal, and/or trees with disturbance to their dripline the applicant shall replace one 15-gallon comparable species. Tree replacement shall occur on site in the area fronting E. Roseville Parkway. Replacement trees shall be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by DPW. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

MM IV.2 In lieu of the mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. If tree

replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to approval of improvement plans for the subdivision.

MM IV.3 No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries.

MM IV.4 The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- Around any and all "special protection" areas as discussed in the project's environmental review documents (i.e. Lot A).
- Around all Open Space lots within 20 feet of any development activity. No development of this site, including grading, will be allowed until this condition is satisfied.

Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans

MM IV.5 Notification to future homeowners and builders that removal of oak trees 6" dbh or greater or multiple trunk trees with an aggregate diameter of 10" dbh or greater and not previously approved for removal by Placer County is prohibited unless prior approval is received by the Placer County Development Review Committee and may require a Tree Permit.. A provision for the enforcement of this restriction by the homeowners association shall be provided.

MM IV.6 A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for native trees to be planted by the project developer within Open Space Lots and any residential lots determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees. Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the homeowners' association. An annual monitoring report for a minimum period of five (5) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the approval of the Improvement Plans, a Letter of Credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowner's association reneges.

Mitigation Measures- Item IV-4:

MM IV.7 In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of Linda Creek unless otherwise approved as a part of this project.

MM IV.8 Open Space Lots are required as shown on the Tentative Map. "Open Space Setbacks " shall be established to protect the riparian habitat in Lot A. A 20 feet minimum (from edge of 100 year floodplain) setback shall be established for lots 1 and 2 from the west side property lines. These setbacks shall be shown on the Tentative and Final Maps. Setback shall be recorded on the Information Sheet of the Final Map.

MM IV.9 Open Space Lot A, as shown on the Tentative Map, shall be defined and monumented as a common area lot to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association. The purpose of the creation of this lot is to protect trees, floodplain and riparian vegetation. A note shall be provided in the Development Notebook prohibiting any disturbances within these lots, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

MM IV.10 The applicant shall install permanent fencing, approved by the DRC, with upright posts embedded in concrete along the Open Space lot. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space lots as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map, on the project Improvement Plans, as well as on individual lot sheets within the Development Notebook.

Mitigation Measures- Item IV-5:

MM IV.11 All wetlands on the site were mitigated as part of the Granite Bay Golf Club project (SUB-309/CUP-1667).

Mitigation Measures- Item IV-7:

MM IV.12 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC.

V. CULTURAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN) | | | | x |
| 2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | | x | |
| 3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN) | | | x | |
| 4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN) | | | | x |
| 5. Restrict existing religious or sacred uses within the potential impact area? (PLN) | | | | x |
| 6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN) | | | | x |

Discussion- Items V-2,3:

Cultural resources have not been identified on site. However, a very low potential exists that the site may contain subsurface archeological and paleontological resources, particularly along Linda Creek. A standard condition of approval shall be required as part of the use permit as follows:

- If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

- If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.
- Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

VI. GEOLOGY & SOILS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD) | | x | | |
| 2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | x | | |
| 3. Result in substantial change in topography or ground surface relief features? (ESD) | | | | x |
| 4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD) | | | | x |
| 5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD) | | x | | |
| 6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD) | | | x | |
| 7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD) | | | | x |
| 8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD) | | | | x |
| 9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD) | | | | x |

Discussion- Items VI-1,2:

The applicant proposes to develop 3.95 acres, located on the corner of East Roseville Parkway and Barton Road in Granite Bay (known as Lot "A" of Granite Bay Golf Club -SUB309/CUP16967) into four (4) single-family residential parcels ranging in size from .32 acres to .47 acres, with 1.95 acres of open space and .32 acres of landscaping. This project proposal would result in disturbance of approximately 2.0 acres of the site for the construction of roads and 4 single family lots. The western portion of the project site is traversed by Linda Creek and includes a conservation preservation easement (Book T of Maps, pg. 36), and areas within the 100 year floodplain. These areas will remain undisturbed by the project. Grading activities will be associated with the excavation/compaction for the private on-site road, building foundation pad grading for 4 single family residential lots, and site utilities. To construct the improvements proposed, potentially significant disruption of soils on-site could occur. The project grading is expected to balance on site. The project proposes soil cuts/fills of approximately 3.5' maximum with all resulting finished grades to be no steeper than 2:1. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures as part of the project's condition of approval.

Mitigation Measures- Items VI-1,2:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency.

MM VI.3 Submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Items VI-5,6:

This project proposal would result in the construction of 4 residential single family lots with associated infrastructure including roads, sewer, drainage, and water. The disruption of soils on this currently undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for roadways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with soil erosion can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures as part of the project's conditions of approval:

Mitigation Measures- Item VI-5:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VI.5 Water quality BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the Engineering and Surveying Department). BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, silt sack with built-in filter flow, gravel bag placement, and concrete washout areas.

MM VI.6 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EHS) | | | | x |

| | | | | |
|--|--|--|----------|----------|
| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS) | | | x | |
| 3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (APCD, EHS) | | | | x |
| 4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS) | | | | x |
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN) | | | | x |
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN) | | | | x |
| 7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (EHS, PLN) | | | | x |
| 8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN) | | | | x |
| 9. Create any health hazard or potential health hazard? (EHS) | | | | x |
| 10. Expose people to existing sources of potential health hazards? (EHS) | | | | x |

Discussion- Item VII-2:

The use of hazardous substances during normal construction and residential activities are expected to be limited in nature, and will be subject to the standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered to be less than significant. No mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| 1. Violate any water quality standards? (EHS) | | | x | |
| 2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS) | | | | x |
| 3. Substantially alter the existing drainage pattern of the site or area? (ESD) | | x | | |
| 4. Increase the rate or amount of surface runoff? (EHS, ESD) | | x | | |

| | | | | |
|---|--|---|---|---|
| 5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD) | | x | | |
| 6. Otherwise substantially degrade surface or ground water quality? (EHS, ESD) | | x | | |
| 7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD) | | | | x |
| 8. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD) | | | | x |
| 9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD) | | | | x |
| 10. Alter the direction or rate of flow of groundwater? (EHS) | | | | x |
| 11. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD) | | | x | |

Discussion- Items VIII-1,11:

The project is located near Folsom Lake and the project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used. As such, the impact to violate water quality standards, to increase the rate of surface runoff, and to impact the watershed of Folsom Lake is considered to be less than significant. No mitigation measures are required.

Discussion- Items VIII-3,4:

The proposed project will increase impervious surfaces including on site roads, driveways, and buildings, which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The project is located with the Linda Creek North tributary to the Dry Creek Watershed. The project includes Linda Creek on site that crosses through the western portion of the property. The preliminary drainage report identifies the 100-year floodplain of the drainageway and the proposed Lot configuration and grading is not impacted by, nor adversely impacts, the existing floodplain. The post project flows identified in the report indicated there will be no encroachments into the 100-year floodplain and there will be no increase in water surface elevations during the 100-year storm event. The proposed project's impacts associated with increases in runoff and 100-year floodplain impacts can be mitigated to a less than significant level by implementing applicable Placer County General Plan (PCGP) and Granite Bay Community Plan (GBCP) Goals and Policies as well as the following mitigation measures to be part of the project's condition of approval.

Mitigation Measures- Items VIII-3,4:

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$231 per single-family residence, payable to the Engineering and Surveying Department (ESD) prior to each Building Permit issuance. When and if additional entitlements or Building Permits are sought for each parcel, that property will become subject to this Ordinance requirement. The actual fee shall be that in effect at the time payment occurs.

MM VIII.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, each applicant shall cause each subject parcel to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence.

MM VIII.4 Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of ESD. These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners' association.

MM VIII.5 Show the limits of the future, unmitigated, fully developed, 100-year flood plain based on future (build out) peak flow rates through the project site on the Improvement Plans and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

Discussion- Items VIII-5,6:

The construction of the proposed improvements also has the potential to degrade water quality and adversely affect Linda Creek. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact can be reduced to less than significant levels. In the post-development condition, this residential development has the potential to introduce stormwater contaminants such as sediment, nutrients, toxic materials, oil and grease, floatable materials, metals, fertilizers, pesticides, building products, construction waste, detergents, chemicals, paints and solvents, and trash. Activities that could potentially contribute to stormwater pollution are car washing, yard fertilizing and irrigation, household products storage, pets, and refuse collection areas. The proposed development has the potential to result in the generation of new dry-weather runoff containing these types of urban pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. Staff considers these water quality impacts to be potentially significant unless mitigation is incorporated. These water quality impacts will be mitigated to a less than significant level by implementing applicable Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures to be part of the project's condition of approval.

Mitigation Measures- Items VIII-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.5

Refer to text in MM VI.6

Refer to text in MM VIII.1

MM VIII.6 Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the DPW). BMPs for the project include, but are not limited to: Vegetated Swale (TC-30).

MM VIII.7 Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the Engineering and Surveying Department. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility

construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.8 Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC: An Irrevocable Offer of Dedication for an easement as required for access to, and protection and maintenance of, the post-construction stormwater quality treatment facilities. Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.9 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

IX. LAND USE & PLANNING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| 1. Physically divide an established community? (PLN) | | | | x |
| 2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN) | | | x | |
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN) | | | x | |
| 4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN) | | | x | |
| 5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN) | | | | x |
| 6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN) | | | | x |
| 7. Result in a substantial alteration of the present or planned land use of an area? (PLN) | | | | x |
| 8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN) | | | | x |

Discussion- Item IX-2:

The applicant proposes to develop the 3.95 acres known as Lot "A" of Granite Bay Golf Club -SUB309/CUP16967, located on the northwest corner of East Roseville Parkway and Barton Road in Granite Bay. The applicants are requesting a modification to the existing Conditional Use Permit (CUP) for the Granite Bay Golf Club (SUB 309/CUP 1667) to designate "Parcel A" as a "density receptor parcel" to allow: 1) A Tentative Parcel Map subdividing "Parcel A" into four residential lots and two common area lots for private road and open space; 2) Ingress and egress at the new intersection of the private subdivision road with East Roseville Parkway; and 3) allow construction of a six-foot wall and fence along east Roseville parkway and Barton Road. The applicants will be subject to the conditions of modified Conditional Use Permit (SUB 309/CUP 1667) and, thus, any environmental impacts due to the proposed project will be less than significant. (ESD)

The proposed land use is compatible with the adjacent land uses and consistent with the goals and policies of the Granite Bay Community Plan. However, a Community Plan Amendment is necessary to designate a new density receptor parcel to the project site in order to receive density from the Griswold parcel (APN 048-083-023).

Density will increase beyond that allowed under the current zoning district, but not greater than the Community Plan land use designation of Rural Low Density Residential (RLDR) of 4.6 to 20 acre minimum lot size. The project will visually blend in with existing homes located within the Granite Bay Golf Club. Landscaping, walls, fencing and entry features on Roseville Parkway and Barton Road will be consistent with the approved features of the Residences at Granite Bay Subdivision.

The property is zoned RS-AG-B-40 PD=1.1 (Single Family Residential combining Agriculture with a building site minimum of 40,000 square-feet and a Planned Development designation of 1.1 dwelling units per acre). Accounting for the flood plain area, 2.35 units would be permitted by the base zoning. The Community Plan designation is Rural Low Density Residential (RLDR) allowing for residential land uses in a density that ranges between 4.6 to 20 acre minimum lot size.

The Community Plan specifically includes provisions to allow for a density transfer program. The designation of this property as a "receptor parcel" would allow designated transfer parcels within the Douglas Boulevard corridor to transfer their density off-site on Douglas Boulevard, thereby, implementing the goals and policies of the Granite Bay Community Plan. (PLN)

Discussion- Item IX-3:

As proposed the project's lot design and improvements will minimize impacts to wetland, riparian, and oak woodland areas. All improvements including structures, accessory structures, pools, spas, decking, gazebos, fencing, domestic landscaping and irrigation, hardscaping, etc., should be placed outside of environmentally sensitive areas and no mitigation measures are required.

Discussion- Item IX-4:

The proposed project consists of a four lot subdivision on a 3.95-acre parcel in the Granite Bay area. The project site is surrounded by rural residential to the north, and residential subdivisions to the east and west, Estates at Granite Bay Golf Club and Folsom Lakes Estates Unit 2-B respectively. Across Roseville Parkway and to the south is the Granite Bay Golf Club.

Existing lots within the Residences at Granite Bay project average 12,450 sq.ft. Lots within the proposed project range from 14,117 sq.ft. to 21,183 sq.ft.

The only incompatibility between this project and the surrounding land uses is the density of the proposed project versus the properties to the north which are 2.4 to 3.5 acres in size. Any impacts resulting from this incompatibility are considered less than significant, as the lots within the proposed project and the adjacent parcel are all single-family residential lots where residential uses and activities are dominant when compared to other areas in Granite Bay where rural residential is more common. Approval of the project would not substantially alter the existing land use of the area. No mitigation measures are required.

X. MINERAL RESOURCES – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|------------------|
| 1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN) | | | | x |
| 2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN) | | | | x |

XI. NOISE – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS) | | x | | |
| 2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS) | | x | | |
| 3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS) | | x | | |
| 4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS) | | | | x |
| 5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS) | | | | x |

Discussion- Items XI-1,3:

Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. This is a potentially significant event.

Mitigation Measures- Items XI-1,3:

MM XI.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions

Discussion- Item XI-2:

Transportation activity on Barton Road and East Roseville Parkway will increase noticeably increase noise from automotive traffic above existing ambient noise levels. This project uses the noise information from the Residences at Granite Bay Golf Club EIR.

In 2005, the average daily traffic count along Barton Road was 4250 cars per day and for East Roseville Parkway, the average daily traffic (ADT) count was 5600 cars per day in 2003. The threshold level of significance for which a separate noise study would have been required is 8000 cars per day (ADT) along narrow rural roads. This is the point at which the 60 dB contour is affected by traffic noise. The EIR states that the 60 dB contour is 95

feet from the center line of East Roseville Parkway, while the project lies 67 feet from the center line of East Roseville Parkway.

The increase in traffic noise along Barton Road and East Roseville Parkway is a potentially significant impact.

Mitigation Measures- Item XI-2:

MM XI.2 In order to mitigate the impacts of transportation noise along Barton Road and East Roseville Parkway, the project proponent shall provide a 6-foot cobblestone soundwall to be constructed along Barton Road and East Roseville Parkway. The soundwall will be constructed as detailed in the Granite Bay Golf Club EIR dated June 1993. The soundwall shall be shown on the improvement plans. Soundwall barrier heights are relative to building pad elevations and will be checked during the improvement plan approval phase

XII. POPULATION & HOUSING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN) | | | | x |
| 2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN) | | | | x |

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Fire protection? (EHS, ESD, PLN) | | | x | |
| 2. Sheriff protection? (EHS, ESD, PLN) | | | x | |
| 3. Schools? (EHS, ESD, PLN) | | | x | |
| 4. Maintenance of public facilities, including roads? (EHS, ESD, PLN) | | | x | |
| 5. Other governmental services? (EHS, ESD, PLN) | | | x | |

Discussion- Items XIII-1,2,3,4,5:

The proposed project will introduce four new single-family residences into the community, which could result in the increased demand on public services, schools, and facilities. This is considered a less than significant impact.

The applicant will be required to obtain will serve letters from all applicable governmental agencies and comply with the conditions of those letters prior to the approval of Improvement Plans. As part of the will serve letter process the applicant will be required to obtain will serve letters from all applicable fire agencies and comply with the conditions of those letters. In addition, the applicant will be required to pay the applicable traffic mitigation fees.

XIV. RECREATION – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN) | | | | x |
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN) | | | | x |

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD) | | x | | |
| 2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD) | | | | x |
| 3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | x | |
| 4. Inadequate emergency access or access to nearby uses? (ESD) | | | | x |
| 5. Insufficient parking capacity on-site or off-site? (ESD, PLN) | | | | x |
| 6. Hazards or barriers for pedestrians or bicyclists? (ESD) | | | | x |
| 7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD) | | | | x |
| 8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD) | | | | x |

Discussion- Item XV-1:

This project proposal would result in the construction of 4 residential single family Lots. The proposed project will generate approximately 8 additional PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees (currently estimated to be \$6,300.72 per single family dwelling) to fund the CIP for area roadway improvements. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing applicable Placer County General Plan (PCGP) and Granite Bay Community Plan Goals and Policies as well as the following mitigations agreed to by the applicant.

Mitigation Measures- Item XV-1:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA)
- Placer County/City of Roseville Joint Fee

The current total combined estimated fee is \$6,300.72 per single-family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-3:

This project proposal adds a new driveway encroachment onto East Roseville Parkway as the primary access point for 4 new lots where one had not previously existed. The location of the property at the corner of two highly traveled County roads, East Roseville Parkway and Barton Road, makes it a difficult property to safely gain access. The on-site road entrance will be constructed onto East Roseville Parkway to a County LDM Standard Plate R-17 and will be limited to right turns in and out only. Vehicles from this development that want to access Barton Road will travel west on East Roseville Parkway and make a U-turn at Chelshire Downs Road. There are presently no provisions for westbound left turns at Chelshire Downs Road/East Roseville Parkway. The project will provide a left turn lane at this intersection on East Roseville Parkway for westbound traffic coming out of the subdivision in order to make a U-turn to access Barton Road. This facility will allow the existing capacity to be maintained in the through lanes at the intersection. However, there are short periods of the AM and PM Peak Hours that this area experiences a moderate level of traffic congestion. The westbound left turn pocket will not negatively affect these peak conditions. Given the driveway encroachment design and the provision of a left turn lane at the Chelshire Downs Road/East Roseville Parkway intersection, staff concludes that impacts due to design features are less than significant. No mitigation measures are required.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD) | | | | x |
| 2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD) | | | x | |
| 3. Require or result in the construction of new septic systems? (EHS) | | | | x |
| 4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD) | | | | x |
| 5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS) | | | x | |
| 6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD) | | | x | |
| 7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (EHS, PLN) | | | | x |

| | | | | |
|--|--|--|----------|--|
| 8. Comply with federal, state, and local statutes and regulations related to solid waste? (EHS, PLN) | | | x | |
|--|--|--|----------|--|

Discussion- Item XVI-2:

The proposed 4 lot subdivision is located within the boundary of Placer County Sewer Maintenance District (SMD) No. 2. The District currently has adequate capacity to accept sewage flow from this new development. The project will be required to meet all conditions of the Placer County Department of Facility Services, Special Districts Division, per the Requirements for Service Letter dated January 9, 2006. The applicant will install sewer lines in order connect to the public sewer system. Given the applicant's proposal and the information supplied by the applicant, staff finds that any environmental impacts due to construction of new sewer conveyance facilities are less than significant. No mitigation measures are required.

Discussion- Item XVI-5,6,8:

The project will require public potable water, public sewer and solid waste collection services. The agencies charged with providing treated water and public sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will serve" letters from each agency. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

| Environmental Issue | Yes | No |
|--|-----|----------|
| 1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory? | | x |
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | x |
| 3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | x |

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:


| | |
|---|--|
| <input type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCO) |
| <input type="checkbox"/> California Department of Forestry | <input type="checkbox"/> National Marine Fisheries Service |
| <input type="checkbox"/> California Department of Health Services | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> California Department of Toxic Substances | <input type="checkbox"/> U.S. Army Corp of Engineers |
| <input type="checkbox"/> California Department of Transportation | <input type="checkbox"/> U.S. Fish and Wildlife Service |
| <input type="checkbox"/> California Integrated Waste Management Board | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> _____ |

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Christopher Schmidt, Chairperson
 Engineering and Surveying Department, Janelle Fortner, P.E.
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Brent Backus
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire / CDF, Bob Eicholtz



Signature _____ Date December 5, 2006
 Chairperson, Environmental Review Committee

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

| | | |
|---------------------------------|--|---|
| County Documents | <input checked="" type="checkbox"/> Community Plan | |
| | <input type="checkbox"/> Environmental Review Ordinance | |
| | <input checked="" type="checkbox"/> General Plan | |
| | <input checked="" type="checkbox"/> Grading Ordinance | |
| | <input checked="" type="checkbox"/> Land Development Manual | |
| | <input checked="" type="checkbox"/> Land Division Ordinance | |
| | <input checked="" type="checkbox"/> Stormwater Management Manual | |
| | <input checked="" type="checkbox"/> Tree Ordinance | |
| | <input type="checkbox"/> _____ | |
| Trustee Agency Documents | <input type="checkbox"/> Department of Toxic Substances Control | |
| | <input type="checkbox"/> _____ | |
| | <input type="checkbox"/> _____ | |
| Site-Specific Studies | Planning Department | <input type="checkbox"/> Biological Study |
| | | <input type="checkbox"/> Cultural Resources Pedestrian Survey |
| | | <input type="checkbox"/> Cultural Resources Records Search |
| | | <input type="checkbox"/> Lighting & Photometric Plan |
| | | <input type="checkbox"/> Paleontological Survey |
| | | <input checked="" type="checkbox"/> Tree Survey & Arborist Report |
| | | <input type="checkbox"/> Visual Impact Analysis |
| | | <input type="checkbox"/> Wetland Delineation |
| | | <input type="checkbox"/> _____ |
| | | <input type="checkbox"/> _____ |
| | Engineering & Surveying Department, Flood Control District | <input type="checkbox"/> Phasing Plan |
| | | <input checked="" type="checkbox"/> Preliminary Grading Plan |
| | | <input type="checkbox"/> Preliminary Geotechnical Report |
| | | <input checked="" type="checkbox"/> Preliminary Drainage Report |
| | | <input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan |
| | | |

| | | |
|--|--------------------------------|---|
| | | <input type="checkbox"/> Traffic Study |
| | | <input type="checkbox"/> Sewer Pipeline Capacity Analysis |
| | | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
| | | <input type="checkbox"/> Sewer Master Plan |
| | | <input type="checkbox"/> Utility Plan |
| | | <input type="checkbox"/> _____ |
| | | <input type="checkbox"/> _____ |
| | | |
| | Environmental Health Services | <input type="checkbox"/> Groundwater Contamination Report |
| | | <input type="checkbox"/> Hydro-Geological Study |
| | | <input checked="" type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> Phase I Environmental Site Assessment |
| | | <input type="checkbox"/> Soils Screening |
| | | <input type="checkbox"/> Preliminary Endangerment Assessment |
| | | <input checked="" type="checkbox"/> Granite Bay Golf Club EIR, 1993 |
| | | <input type="checkbox"/> _____ |
| | Air Pollution Control District | <input type="checkbox"/> CALINE4 Carbon Monoxide Analysis |
| | | <input type="checkbox"/> Construction emission & Dust Control Plan |
| | | <input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos) |
| | | <input type="checkbox"/> Health Risk Assessment |
| | | <input type="checkbox"/> URBEMIS Model Output |
| | | <input type="checkbox"/> _____ |
| | | <input type="checkbox"/> _____ |
| | | |
| | Fire Department | <input type="checkbox"/> Emergency Response and/or Evacuation Plan |
| | | <input type="checkbox"/> Traffic & Circulation Plan |
| | | <input type="checkbox"/> _____ |
| | Mosquito Abatement District | <input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments |
| | | <input type="checkbox"/> _____ |